

MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
39 Early Street
Morristown, NJ 07960
Monday, April 23, 2018
Commencing at 6:00 P.M.

RE: Open Public Meeting

TRANSCRIPT
OF THE
PROCEEDINGS

M E M B E R S P R E S E N T:

MAUREEN DENMAN, Chairwoman
ANGEL VEGA, Vice-Chairman
MICHAEL SCHMIDT, Commissioner
MIRIAM BANKS, Commissioner
MICHAEL CHERELLO, Commissioner
ALTON ROBINSON, Commissioner

A L S O P R E S E N T:

DOUGLAS PRIESTER, Acting Executive Director
CYNTHIA SARGENT, AMP Manager
DARLINGTON POUNDER, Senior Mechanic
JEAN WASHINGTON, Accounts Manager
HILIARI DAVIS, Councilwoman

A P P E A R A N C E S:

JOSEPH MANFREDI & ASSOCIATES, P.C.
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Hoboken, New Jersey 07030
BY: JOSEPH MANFREDI, ESQ..
Attorneys for the Morristown Housing Authority

REPORTED BY BETH A. BENSON, Certified Court Reporter

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1 CHAIRPERSON DENMAN: I, Maureen Denman,
2 chairman of the Housing Authority of the Town of
3 Morristown and presiding officer at this meeting
4 do hereby state that it is now 6:06 in the
5 evening on April 23, 2018, and we are convening
6 at 39 Early Street, Morristown, New Jersey, and
7 do hereby announce publicly that proper notice
8 of this regular meeting has been provided in
9 accordance with the New Jersey Open Public
10 Meetings Act.

11 (Whereupon, roll call was taken with
12 all members noted being present.)

13 CHAIRPERSON DENMAN: Pledge of
14 Allegiance.

15 (Flag was saluted.)

16 CHAIRPERSON DENMAN: Can I have a
17 resolution to go into closed session?

18 COMMISSIONER CHERELLO: I'd like to
19 make a resolution to go into closed session.

20 COMMISSIONER BANKS: I second it.

21 (Whereupon, roll call was taken with
22 all members voting in favor.)

23 MR. MANFREDI: The record should note
24 that the board is entering into closed session
25 to discuss personnel matters and attorney-client

1 matters.

2 CHAIRPERSON DENMAN: We are stepping
3 out to go to closed session.

4 (Closed session takes place.)

5 (Open session recommences.)

6 MR. MANFREDI: Madam chair, we have a
7 resolution before the board stemming from a
8 closed session. With your authority I'd like to
9 read it into the record and call for a vote.
10 Resolution, which will be given a number, to
11 approve and authorize an offer of employment to
12 Keith Kinard for the position of executive
13 director of the Morristown Housing Authority.
14 Is there a motion?

15 COMMISSIONER ROBINSON: I'll make that
16 motion.

17 COMMISSIONER VEGA: Second.

18 (Whereupon, roll call was taken with
19 all members voting in favor.)

20 MR. MANFREDI: Thank you everyone.

21 There's a resolution authorizing the
22 approval of a HUD-mandated no-smoking policy
23 including revisions to the Admissions and
24 Occupancy policy, Tenant Rules and Regulations
25 and Tenant Lease Agreements. Is there a motion?

1 COMMISSIONER BANKS: I'll make a
2 motion.

3 COMMISSIONER VEGA: Second.

4 MR. MANFREDI: Roll call.

5 (Whereupon, roll call was taken with
6 all members voting in favor.)

7 MR. MANFREDI: Finally there's a
8 resolution approving the award of a contract to
9 Polcari & Company for auditing services to the
10 Morristown Housing Authority.

11 COMMISSIONER BANKS: I'll make a
12 motion.

13 COMMISSIONER VEGA: Second.

14 (Whereupon, roll call was taken with
15 all members voting in favor.)

16 CHAIRPERSON DENMAN: So we don't have
17 minutes, we just have the transcript.

18 Unfortunately the minutes did not come in in
19 time so we're going to have to defer that to
20 next month. Unless somebody has read the
21 transcript in its entirety which I have not.

22 COMMISSIONER BANKS: Chair, I would
23 like to make a motion on the last two minutes
24 that we -- the transcripts that we never voted
25 in from February and March. The minutes, we

1 never voted those in.

2 CHAIRPERSON DENMAN: We didn't? I
3 thought we did.

4 COMMISSIONER SCHMIDT: March would be
5 the ones we are looking at now.

6 COMMISSIONER BANKS: January and
7 February.

8 CHAIRPERSON DENMAN: That's the ones
9 we're looking at now.

10 COMMISSIONER SCHMIDT: Maybe January we
11 did.

12 CHAIRPERSON DENMAN: I don't think we
13 did February.

14 MR. MANFREDI: Did you receive a copy
15 of those? I think it was in a prior package.
16 If it's not before you tonight --

17 COMMISSIONER SCHMIDT: Can you
18 recirculate those, and maybe we can take care of
19 both at the next meeting?

20 MR. MANFREDI: I'll do that,
21 commissioner. I want to make sure you have it
22 before you consider it.

23 CHAIRPERSON DENMAN: Executive report,
24 Mr. Priester?

25 MR. PRIESTER: First I would just like

1 to thank the board for coming together and
2 choosing a new executive director.

3 Currently there are 16 vacant units
4 under maintenance in Manahan Village. A
5 painting contractor is being utilized to help
6 with the turnovers in Manahan Village. The
7 maintenance staff is working on Saturdays to get
8 the senior units ready. There are eight vacant
9 units under maintenance at 31, four at 39 Early
10 Street and six at 29 Ann Street for a total of
11 18. Out of the 18 vacant units, five
12 applications -- applicants have accepted units
13 and will be moving in sometime in May.

14 Several of our elderly and disabled
15 applicants are refusing units because they have
16 already accepted apartments elsewhere, or we
17 still have this issue with studios. They do not
18 want a studio apartment. They'd rather have a
19 one bedroom.

20 On the Housing Choice Voucher Program
21 we are currently at 93 percent utilization rate.
22 No vouchers have been issued. And one of the
23 problems that we're facing is the high rent in
24 Morristown. Even though HUD did approve payment
25 standards increase last year, the rents here in

1 Morristown are still outrageous. Studios are
2 going for \$1800 and above, our payment standard
3 for a studio is about \$1,099. Two bedrooms are
4 going for \$2700, our two-bedroom payment
5 standard is only \$1494. So if vouchers were
6 issued, families still would not be able to find
7 housing.

8 Maintenance, there's a total of 263
9 work orders completed for the month of March.
10 The mechanical upgrade at 23 Clyde Potts Drive
11 has been awarded to AMCO Enterprises, and work
12 is scheduled to begin in May. The roof
13 replacement at 23 Clyde Potts Drive was awarded
14 to White Rock Corporation and work is also
15 scheduled for May. And that concludes my
16 report.

17 I know at the last board meeting
18 Commissioner Vega had gave us a list of items
19 that he wanted us to address. So what I did I
20 came up with a spread sheet, and when they were
21 corrected we wrote "done" on it. So I'll pass
22 that out to you.

23 COMMISSIONER VEGA: Thank you.

24 COMMISSIONER CHERELLO: Mr. Priester,
25 this only reflects the beginning?

1 MR. PRIESTER: The beginning.

2 COMMISSIONER CHERELLO: So there will
3 be another one next month and another one until
4 all the -- everything is done.

5 MR. PRIESTER: Yes. And I know last
6 month Commissioner Cherello asked about the
7 cameras in Manahan Village. We have the
8 capability of zooming in on the building and
9 just letting the camera sit at that location, so
10 that is a way to monitor the camera system.

11 CHAIRPERSON DENMAN: So can I ask a
12 question? We've got a handheld device, right?
13 And they get the work orders on the handheld
14 device. And I believe there's a system, Sonny
15 showed me the system. Can't we print these out?

16 MR. PRIESTER: Yes.

17 CHAIRPERSON DENMAN: Couldn't these be
18 put in an electronic spread sheet?

19 MR. PRIESTER: Yes, we have that.

20 CHAIRPERSON DENMAN: It looks -- I
21 mean, clearly this was manually done. It's a
22 great awesome idea.

23 MR. PRIESTER: This is just to start,
24 it will be better.

25 CHAIRPERSON DENMAN: Is that it,

1 Douglas?

2 MR. PRIESTER: That's it.

3 COUNCILWOMAN DAVIS: Can I interrupt
4 for a moment? Unfortunately I have to go to a
5 rent leveling meeting. I don't know who's
6 responsible for informing the town about the
7 meetings, but I was not informed through my
8 clerk or through the mayor's office or via email
9 which is usually the course that's taken. Had I
10 been informed I would have been sure to make
11 this meeting I'm going to rescheduled. So I'm
12 going to have to go. But I hope whoever is
13 responsible for informing myself and the
14 mayor --

15 MR. PRIESTER: I will make note of that
16 and make sure it goes out to them.

17 COUNCILWOMAN DAVIS: I mean, this is an
18 incredible injustice. When I have to go to the
19 meetings on Tuesday I have to be able to tell
20 the town and tell the public what I'm learning
21 here at your meeting, and now I've got to leave
22 and you just started, so it's really
23 unfortunate. Thank you.

24 CHAIRPERSON DENMAN: Thank you,
25 councilwoman.

1 Committee reports. Commissioner Vega,
2 do you want to start?

3 COMMISSIONER VEGA: This is the only
4 thing I have today, and I brought it to your
5 attention. 29 Ann Street has a tremendous
6 amount of erosion on the entrance towards the
7 left side that is creating a tremendous amount
8 of runoff and debris onto the walkway that could
9 pose a serious problem to a pedestrian, so I
10 think that's something we need to look at
11 immediately. I believe that the storm drain
12 might be clogged in that corner. So that might
13 have to be addressed.

14 And I didn't get a chance to look, but
15 was the graffiti removed?

16 MR. PRIESTER: Yes.

17 COMMISSIONER VEGA: That's great.
18 That's awesome. All right. Being that I did so
19 much outside I would love to take an
20 opportunity, since you have so many vacancies,
21 to schedule something where I can look at, if
22 it's possible sometime in the near future, to
23 look at a few vacant apartments and a few
24 apartments that are in the process of turnovers.
25 Because what I find that if we're having an

1 issue with tenants not wanting a studio, maybe
2 there's something we can do to modernize and
3 make it more appealing for a person to want the
4 studio, instead of what is considered the
5 standard or the norm here, and I think it's time
6 that we start modernizing some of the apartments
7 during the turnovers.

8 That's all for me.

9 CHAIRPERSON DENMAN: Do you have any
10 updates, Commissioner Schmidt?

11 COMMISSIONER SCHMIDT: Personnel
12 subcommittee, nothing to report, other than what
13 happened, we finally made movement and all
14 agreed on an executive director, so hopefully we
15 can iron out the details in the coming weeks.

16 Nothing else to report. Thanks.

17 CHAIRPERSON DENMAN: Thank you.
18 Commissioner Banks?

19 COMMISSIONER BANKS: I don't have much
20 to report. I finally did get in touch with
21 someone, it took me like three weeks for someone
22 to get back in touch with me from the League of
23 Women Voters. I was talking to Mr. Priester.
24 What I would like to do in the next couple of
25 weeks is to send out a notice to all the

1 residents that we are having a meeting to help
2 them organize a resident council. Probably have
3 two meetings, one for the seniors on Ann Street
4 because it's hard for them to get out, and then
5 another meeting for all the other residents.
6 And have that representative from the League of
7 Women Voters to come out to explain the election
8 proces and all of that.

9 And I gave out last month the old
10 bylaws and a booklet on how to organize a
11 resident council, and will have more at that
12 meeting also. So that is what I'm going to be
13 working on within the next couple of weeks. And
14 try to get a resident council going. I think
15 this is the perfect time. We have -- well, we
16 will be getting a new executive director, so
17 that is wonderful. I think it's good timing.

18 That's all I have.

19 CHAIRPERSON DENMAN: Okay. All right.
20 Anything on old business?

21 Schedule of bills.

22 COMMISSIONER CHERELLO: I'd like to
23 make a motion that we pay our bills.

24 COMMISSIONER VEGA: I'll second that
25 motion.

1 (Whereupon, roll call was taken with
2 all members voting in favor.)

3 CHAIRPERSON DENMAN: One thing I wanted
4 to bring up, so I received a call from
5 Government Services at Rutgers. Commissioner
6 Cherello and Commissioner Banks missed a class,
7 didn't notify them, and -- Commissioner Vega and
8 Commissioner Banks missed a class. And we don't
9 get a refund for the 17th. And then Jean was
10 notified that there were two additional classes
11 that you had signed up for that you missed,
12 Commissioner Banks.

13 COMMISSIONER BANKS: I missed --
14 they're not due yet. They're not until May.
15 How could I miss them?

16 CHAIRPERSON DENMAN: They provided the
17 dates that you had signed up in March.

18 COMMISSIONER BANKS: I know there were
19 two dates I missed, that I know.

20 MS. WASHINGTON: There were five dates,
21 four or five dates in March. Priscilla sent me
22 an email today stating one of the classes in
23 February was then changed to May, which is one
24 we paid for already. So it was ethics I think.

25 COMMISSIONER BANKS: I know when Lizeth

1 was here those meetings that I missed I was
2 sick, can't make up. So she was supposed to
3 credit those classes for my upcoming ones.

4 CHAIRPERSON DENMAN: That first five
5 set of classes were refunded. We paid a \$25
6 fine. They sent a printout to Jean. Then I
7 guess there was a second set of classes that you
8 signed up for. There were like three in March
9 that they say -- the one was the one that on
10 that Saturday with Commissioner Vega. Actually
11 Kim Iozzi was the instructor for that class.

12 COMMISSIONER BANKS: I went to that.

13 CHAIRPERSON DENMAN: No, no, no, that
14 was a different class. It was the elective that
15 you two were signed up for. But according to
16 this email there was yet an additional two
17 classes. So it's just a matter of this is our
18 responsibility, and I think we need to be
19 mindful. Look, stuff comes up in life. And we
20 have to notify them if we're not going to show
21 because the agency is out now almost \$1,000.

22 COMMISSIONER BANKS: Well, to be honest
23 with you, I did notify them. Now, I was under
24 the assumption that Lizeth was going to make
25 those notifications for me when I didn't show

1 up. So now how am I going to call them? I
2 don't have a number to call them.

3 COMMISSIONER VEGA: If I may interject,
4 the last meeting -- I believe I'm completed with
5 my classes. I might have one elective left. I
6 took all my classes. I'm done. But back to --
7 to piggyback what you said, Lizeth, no offense
8 to Jean, Lizeth was very thorough in following
9 up with scheduling. Just for a fact, my classes
10 were scheduled two and three months in advance.
11 And unfortunately, it's not something that --
12 it's put -- it was put on my calendar to look
13 at, so if it was missed I apologize for that.
14 I'm not here to waste -- let's get something
15 clear, we're here to finish our classes. We
16 have 18 months to finish our classes, and I
17 believe I'm done. And if I'm not done, correct
18 me that I need to take the elective, and put me
19 on for the next most recent elective that is
20 available, because I will be glad to take it.
21 If it's Saturday and it's local I will take it.

22 COMMISSIONER BANKS: I understand what
23 Chairwoman Denman --

24 CHAIRPERSON DENMAN: Wait, let me
25 finish. She said she didn't hear from Lizeth,

1 she didn't hear from you, she didn't hear from
2 Commissioner Vega. That's how she approached
3 me. And I told her to call Lizeth, and that was
4 like literally the week Lizeth was leaving, and
5 Jean took over. So I was trying to stay out of
6 it, which is why she was communicating with
7 Jean.

8 COMMISSIONER BANKS: What I'm saying to
9 you is, normally I would call myself, but I had
10 no contact number to call. That's why I always
11 called Lizeth and said look, I'm sick today, I
12 just can't make it. Now, if I had a contact
13 number I would have called that day and said I
14 can't make it, I'm sick. You understand what
15 I'm saying? So I'm not making any excuses,
16 but --

17 CHAIRPERSON DENMAN: I believe Jean
18 sent the entire commission the schedule of
19 classes through Rutgers. She sent an email out
20 twice, one in the fall and one in the spring
21 with the new listing of classes.

22 MS. WASHINGTON: Lizeth did that, but
23 I'm going to do it now.

24 CHAIRPERSON DENMAN: I'm looking at you
25 can calling you -- you know what I meant.

1 COMMISSIONER BANKS: Now I have classes
2 scheduled and I'm going to take them. And if I
3 get sick and can't breath, I will call somebody.
4 You know, I can't make any excuses.

5 CHAIRPERSON DENMAN: I'm just being the
6 communicator here, that's all.

7 COMMISSIONER BANKS: I don't have an
8 excuse other than I don't have a contact number.
9 I always relied on Lizeth when I was sick and
10 couldn't make it.

11 Going forward, Jean, maybe I could get
12 a contact number, but I know the importance of
13 finishing up my classes and I plan on doing
14 that, so --

15 CHAIRPERSON DENMAN: So they're all run
16 through Rutgers. Even though they're all over
17 the state, it's all run through Rutgers,
18 Government Services. If you remember nothing
19 else, Rutgers Government Services.

20 COMMISSIONER BANKS: I know all of
21 that. Is Government Services going to be open
22 on a Saturday? Do you understand what I'm
23 saying? That's what I'm saying, if I'm sick on
24 a Friday night or Saturday --

25 CHAIRPERSON DENMAN: But they said if

1 you left a message --

2 COMMISSIONER BANKS: Left a message on
3 what number?

4 MS. WASHINGTON: You have to notify
5 them two days prior to the start.

6 COMMISSIONER VEGA: Can't help it if
7 you're sick. No one is going to hold it against
8 you. In my case I was irresponsible and I
9 didn't look at the calendar and missed my class
10 over changing a faucet. Had I known I would
11 have definitely taken my last class.

12 CHAIRPERSON DENMAN: So the last thing
13 we have a class this Saturday over at 31.

14 COMMISSIONER BANKS: See, I would have
15 been in New Brunswick.

16 CHAIRPERSON DENMAN: No, no, they're
17 coming here, remember?

18 COMMISSIONER BANKS: I was all ready to
19 go to New Brunswick.

20 CHAIRPERSON DENMAN: You didn't read
21 the email?

22 COMMISSIONER BANKS: What email? I
23 know we talked about it.

24 CHAIRPERSON DENMAN: We discussed it
25 and there was a followup email. Jean ordered

1 the food. We will send a subsequent email
2 afterwards.

3 COMMISSIONER CHERELLO: Can I just say
4 something on this? And it's just something to
5 consider. Actually we have Mr. Robinson now who
6 has to take all his -- Commissioner Banks, I
7 don't know how many more you have. I know in
8 the past we had -- Mr. Vega has one. In the
9 past we looked into -- we will be getting a
10 governor's appointment any second now, so maybe
11 we want to look into, which I believe we did in
12 the past, make arrangements to have in-house.

13 CHAIRPERSON DENMAN: So that's what we
14 are doing Saturday, but they don't do that for
15 all the classes. They make an exception because
16 the finance one is only offered four times a
17 year, and one of them is down in Wildwood or
18 Cape May. The other one is at the League of
19 Municipalities. So it really leaves you down to
20 two, unless you want to drive three hours. So
21 there's that option of having them --

22 COMMISSIONER CHERELLO: We have that
23 option.

24 CHAIRPERSON DENMAN: You have to have a
25 minimum of four to bring a class in.

1 COMMISSIONER CHERELLO: Just something
2 to think about. We also, if we're going to do
3 that, if we wanted to we also could throw it out
4 there for neighboring housing authorities to
5 pick up a group large enough to make it
6 worthwhile for them to come here and do that.
7 And really we're looking to accommodate our
8 members, but if we can take care of somebody in
9 the township or Dover, then, you know, it's a
10 lot better having it local than having to go to
11 Cape May.

12 COMMISSIONER BANKS: And who would look
13 into that?

14 COMMISSIONER CHERELLO: Hopefully we
15 will have a new director next month who can --
16 we will hand it off to him.

17 CHAIRPERSON DENMAN: Exactly.

18 Okay. Public comments.

19 MS. ROBERSON: Hello. My name is
20 Shirley Roberson. I'm here on behalf of --

21 CHAIRPERSON DENMAN: Can you give your
22 address, Shirley?

23 MS. ROBERSON: I live at 14 Huron
24 Avenue in Rockaway, New Jersey. I'm here on
25 behalf of my nephew, Zuri Towns.

1 Mr. Priester, I received a letter from
2 you the other day concerning him, and the fact
3 that he's going to lose his -- can you hear me?
4 Do I need to repeat anything?

5 I received a letter from you about him
6 losing his HUD status. Can you run that by me,
7 let me know why he's going to lose it?

8 MR. PRIESTER: We can't --

9 MR. MANFREDI: You have to meet with
10 her, Doug.

11 MR. PRIESTER: And I sent you a letter.

12 MS. ROBERSON: Yes, you did.

13 MR. PRIESTER: Well, I sent Zuri a
14 letter, and I sent you a copy of the letter.

15 MS. ROBERSON: The letter I got had my
16 name on the outside and his name on the inside.

17 MR. PRIESTER: Right.

18 MS. ROBERSON: Saying you were going to
19 terminate his HUD status.

20 MR. PRIESTER: Since this is a personal
21 and confidential matter, this is not the forum
22 for that. He should come into the office or you
23 can come into the office.

24 MS. ROBERSON: Well, he's in a program.
25 Are you not aware of the fact he's in a program?

1 MR. PRIESTER: I am aware.

2 MS. ROBERSON: So I'm here representing
3 him. When do I need to speak with you?

4 MR. PRIESTER: 8:30 to 4:30 Monday
5 through Friday.

6 MS. ROBERSON: Tomorrow is Tuesday,
7 I'll see you tomorrow.

8 MR. PRIESTER: All right.

9 MS. HOLMAN: I think you can hear my
10 voice. I'm here on Zuri's behalf also. Dorothy
11 Holman, 3070 Willow Street, Morristown, New
12 Jersey. I understand you saying you cannot
13 discuss this business because it's personal.
14 But I would like to know how can you take
15 someone's public housing from them when I know
16 for a fact that you have placed someone in a
17 senior unit that has a very long extensive
18 record, and there's nothing confidential because
19 it was in the Daily Record. So how does this
20 person get placed into the public housing with a
21 record, and this man has not even been to court
22 to even be convicted.

23 MR. PRIESTER: And as the letter
24 states, he can do a grievance.

25 MS. HOLMAN: How can he do a grievance

1 when he's not even in Morristown, he's away in a
2 program? That's my question. How are you
3 taking his Section Eight from him when he's not
4 even here. His rent is being paid, yes, but
5 he's in a program, Freedom House, where he's
6 getting the help that he has not acknowledged.
7 And all these years -- you've worked with Zuri
8 for years, and you know Zuri has a problem. We
9 all know Zuri, and we know that Zuri is very
10 easy to be influenced when he's been taking
11 advantage -- people have taken advantage over
12 him for years. And now that it's to the point
13 where he is found accepting and acknowledging
14 that he is not as normal as we are, so he's
15 getting the help that he needs, now he's being
16 burdened with being homeless.

17 MR. PRIESTER: And his father did come
18 in and speak to me, and I informed him once he
19 gives me the information we could work with
20 Zuri. But I'm following proper procedures. And
21 you have the right to appeal that. That's what
22 the letter states, you know. It's nothing
23 final, but we do have to send out those notices
24 to our program participants who do violate their
25 program.

1 MS. ROBERSON: What violation did he
2 do?

3 MR. PRIESTER: Like I said, I'm not
4 going to discuss it in public.

5 MS. HOLMAN: So tomorrow.

6 MS. ROBERSON: We will see you
7 tomorrow.

8 CHAIRPERSON DENMAN: Any other member
9 of the public?

10 MS. INESTROZA: Lorena Inestroza, 39
11 Early Street, Morristown. I don't have much
12 this week. I do have a question regarding the
13 social worker, if any funds were made available,
14 because we're still having an issue with the
15 tenant on our floor. Last week the fire
16 department was there. The unit almost burned
17 down. And there's a terrible smell coming from
18 his unit. He obviously needs some type of
19 assistance, home health aid or an assessment
20 even if he is still capable of living on his
21 own. So I don't know if we can -- if there's an
22 update on funding for a social worker. If
23 anybody has made inquiries if we can acquire a
24 social worker like on a per diem or as-needed
25 basis. But this man definitely does not need to

1 be living alone with the fire department coming
2 every other week.

3 MR. PRIESTER: No updates right now.
4 And we do contact Adult Protective Services.
5 And if the tenant or resident don't allow them
6 in they cannot make their assessment.

7 MS. INESTROZA: So that does nothing.

8 MR. PRIESTER: It does nothing unless
9 they have access to the resident. We said we
10 would look into getting a social worker.

11 MS. INESTROZA: But what does it take?

12 MR. PRIESTER: It takes a whole lot.
13 You have the right --

14 MS. INESTROZA: Can you just explain
15 that process for --

16 MR. PRIESTER: The board has to approve
17 social work, do have the money, the funding, the
18 salary to pay that. So they all have to get
19 together and make that decision.

20 MS. INESTROZA: Is there a way we can
21 expedite that, please?

22 COMMISSIONER VEGA: I am 100 percent in
23 favor of a social worker when the opportunity
24 becomes available. Our new executive director
25 will be given some direction to go in that

1 direction, and he does definitely have the
2 expertise to --

3 CHAIRPERSON DENMAN: You can call the
4 county. Every county has protective services
5 for seniors, and at the very least they have to
6 come and make a service call to followup. They
7 may not take the individual away, but they have
8 to address it.

9 MS. INESTROZA: Or just provide some
10 oversight to him, like a home health aid come
11 in.

12 CHAIRPERSON DENMAN: I had to do it on
13 my own mother, so trust me.

14 MS. INESTROZA: I'm not looking for the
15 man to be displaced, but he needs help.

16 CHAIRPERSON DENMAN: The county will be
17 an immediate solution. Obviously once we have a
18 new executive director, God willing, it will be
19 addressed, but in the interim at least you'll
20 have some way of making some remediation.

21 MS. INESTROZA: He's more a danger to
22 himself than us.

23 So my second issue is the parking
24 again. I think I have been addressing this
25 since February. This will be the third month I

1 spoke to -- I had a conversation with Colleen
2 today. Turns out that Ann Street has 11 vacant
3 tenant spots and 16, 15 or 16 visitor spots. I
4 don't know how hard it can be to write a memo
5 effective May 1st that we have five staff
6 parking spots in the back. They have ample
7 parking. Why cannot we -- why they can't park
8 their personal cars -- there's a driveway in the
9 back where they can park the work trucks. Why
10 we can't -- we have -- I know I'm number eight
11 on the list. I wouldn't even get a parking spot
12 even if they did free up these five in the back.
13 But it's becoming an issue people getting
14 tickets from the fire department. We have a
15 yellow zone that has no signage. I spoke with
16 the fire marshal today. He told me to meet up
17 with you that he's been trying to get the
18 housing authority to put up signage saying it's
19 a fire zone or a fire lane. I got a ticket last
20 week. He said I can appeal it because there's
21 no signage. He said my immediate solution would
22 be to get a handicapped parking spot because I
23 would not get ticketed, but I don't want to take
24 a route that's unnecessary.

25 I don't know if you can look out the

1 window, there's a maroon car that's been parked
2 in the visitor spot, it's been there for three
3 weeks, he's on vacation. So my thought is if a
4 tenant can park in a visitor spot three weeks,
5 where as Douglas stated last time indefinitely,
6 why can't we make them spots if the cars are
7 staying there indefinitely, they're not being
8 moved. The three visitor spots that are
9 occupied right now are occupied by tenants,
10 they're not occupied by visitors. Visitors
11 usually park along the curb in the front. I
12 know the woman whose mom lived in 31, the board
13 become very proactive when she got a sticker on
14 her car and they made some kind of concession
15 for her so she could get in there and visit her
16 mom or take care of her mom or bring her to
17 visit. So I'm just wondering if --

18 CHAIRPERSON DENMAN: Her mom died.

19 MS. INESTROZA: Oh, that's sad.

20 -- if us as residents, tenants who pay
21 rent here can get a parking spot with a remedy
22 available, as simple as going to Ann Street. I
23 don't understand. There's a driveway in the
24 back, there's a garage in the back they can park
25 the work trucks. Ann Street has a problem with

1 residents, or people, let's just say people
2 visiting the town parking in their spot because
3 they complain of the noise at two o'clock in the
4 morning. Maybe this, if there was housing
5 trucks in the driveway or in the parking lot it
6 would be a deterrent. So if I can get some kind
7 of feedback regarding that it would be great. I
8 don't know what it would take to change it. Is
9 it as simple as drafting a memo, is it a policy,
10 does it have to be voted on?

11 CHAIRPERSON DENMAN: So clearly the
12 entire town has parking issues, it's not just
13 the housing authority. I think if you give our
14 new executive director a chance to do a physical
15 assessment need for all of our grounds and
16 buildings, you're going to see some changes.

17 MS. INESTROZA: And it wouldn't be so
18 bad, but we all have stickers, Early Street as
19 well, we can't even park there because it's
20 overburdened with the two buildings. And it's
21 really disheartening when -- if you get out of
22 work, like we got out of work at two, three
23 o'clock in the afternoon, we have to wait around
24 in our cars or at a relative's house until 4:30
25 to come park in the staff parking lot. It's

1 unfortunate that we have to do that. I would
2 appreciate some kind of remedy.

3 COMMISSIONER VEGA: If I may, chair.
4 Douglas, is there any way that we can have maybe
5 at least a few of the vehicles maybe at Ann
6 Street temporarily? It's obvious, I think Ms.
7 Inestroza has come and talked about parking for
8 months now. It's probably the fourth, fifth
9 month. I know I even discussed giving up the
10 commissioner parking for the residents. How
11 often do we use that parking? And it would be
12 clearly advantageous for them to be able -- we
13 have 100 units per building, and I'm sure that
14 they would be able to benefit from those parking
15 spots. And I would only say three or four for
16 now at Ann Street so that they can carpool back
17 if that's a remedy. But if the tenants are
18 having to wait outside --

19 MS. INESTROZA: You have to sit in your
20 car and actually wait so they don't put a
21 sticker on your windshield if it's before 4:30.

22 COMMISSIONER SCHMIDT: Right. And to
23 that point, Madam Chair, it would be useful to
24 understand how many deficiencies we really have
25 from a parking standpoint. That may be a

1 perfectly good solution. I don't have a good
2 perspective of how many we are short, but that
3 would be a good --

4 CHAIRPERSON DENMAN: That's why I
5 thought have somebody come in and do an overall
6 evaluation instead of putting a Band-aid here
7 and a Band-aid there and a Baid-aid here.

8 COMMISSIONER BANKS: Madam Chair, I
9 think too sometimes it's a matter of safety also
10 late at night, these ladies or whoever, seniors
11 are coming. We will be getting an executive
12 director, but in the interim, how hard would it
13 be for the maintenance staff to park over on Ann
14 Street and have their trucks over there, so they
15 can drop their own vehicles off there and pick
16 up the trucks. I mean, just until we come up
17 with a better solution. Because we are the ones
18 who initiated the parking knowing that we didn't
19 have enough spaces. So I think this is a good
20 suggestion. Could be just a temporary fix.

21 MR. PRIESTER: I could look into it.

22 MR. POUNDER: I need to say something.
23 I'm sorry, I don't mean to cut you off. I
24 understand that it's crucial that you all need
25 parking, but you also have to remember all our

1 heavy equipment is back there. We got tractors,
2 we got John Deeres, all our plows is back there.
3 And if the tenants take that parking space it
4 doesn't matter if they're -- if we park over
5 there or not. How we going to get to our
6 equipment when it snows, when it's time to cut
7 grass.

8 AUDIENCE MEMBER: Your trucks will
9 already be over there.

10 MR. POUNDER: No, we don't have nowhere
11 to put our tractors. We got tractors inside the
12 garages. Everything -- all of our stuff is over
13 here. We got a John Deere over here, we got
14 lawn equipment, snowblowers. Where are we going
15 to --

16 MS. INESTROZA: We're not blocking your
17 garage, because you guys block your garage.

18 MR. POUNDER: Yeah, we have access to
19 move them when we need them. Our plows is
20 behind the parking --

21 MS. INESTROZA: Those plows have not
22 moved all winter, and there's about four
23 residents that can say none of them have moved.

24 MR. POUNDER: We just took our plows
25 off the trucks. And somebody's vehicle is going

1 to get damaged.

2 CHAIRPERSON DENMAN: One at a time.

3 When there's cross-talking it can't be

4 documented. Be respectful of each other.

5 MR. POUNDER: Somebody's vehicle is

6 going to get damaged. If they park back there

7 when we got to come move the snow or pull any

8 tractors out, somebody's vehicle is going to get

9 hit.

10 CHAIRPERSON DENMAN: For the time

11 being, I can say with confidence I think the

12 snow is done for the next ten months, God

13 willing.

14 COMMISSIONER BANKS: When I park back

15 there I saw some of those white trucks. Why

16 can't they park on Ann Street? Right there you

17 got --

18 MR. POUNDER: There's no problem

19 parking at Ann Street. We don't have no problem

20 with that. I'm just saying long-term wise --

21 COMMISSIONER BANKS: I didn't say this

22 was going to be long-term --

23 MR. POUNDER: When it snows and stuff,

24 because once you let them park back there

25 they're going to be in the way, and we going to

1 have to go search for them. If somebody goes to
2 work and leaves their car, we aren't going to be
3 able to get to our equipment, and then
4 maintenance is going to hear it about, oh, you
5 ain't doing this and that when we're blocked in
6 and can't get out.

7 MS. INESTROZA: Why can't the plows be
8 housed on Ann Street?

9 MR. POUNDER: Because there's no way to
10 secure them.

11 MS. INESTROZA: Isn't there garages?

12 MR. POUNDER: No, not like that. We
13 have two buses over at Ann Street.

14 MS. INESTROZA: What are they secured
15 to, to the trees here?

16 CHAIRPERSON DENMAN: We're going to go
17 round-robin with this. I appreciate your
18 passion and that you keep coming to us with
19 this. I think we're going to just keep going
20 round-robin with it. The entire picture needs
21 to be looked at. We need somebody with the
22 level of expertise God willing this executive
23 director is going to have, maybe to reconfigure
24 the way the lines were done on this parking lot.
25 I'm not going to pretend to know. I come to

1 sign checks a couple times of a month and I can
2 never park, or rarely. So I can empathize with
3 you. But this body here is not going to solve
4 it. So just give us the opportunity to bring in
5 the new director, and --

6 MS. INESTROZA: I just want to state
7 one thing. Since I have been bringing it up now
8 they have parked a third vehicle, panel van in
9 the back. That was parked so close to her car
10 she couldn't even open her door. It was over
11 the line. And I think Glen parked -- Saturday
12 brought his personal car from next door and
13 parked in here. So we were down another spot on
14 the weekend. So I don't understand --

15 AUDIENCE MEMBER: I stayed ten minutes.
16 It was an emergency.

17 MS. INESTROZA: I don't understand why
18 the need to park a personal vehicle when you
19 have a spot, you have 13 staff spots next door
20 that can be occupied on the weekends, why
21 everything has to be parked here.

22 MR. POUNDER: We can move them.

23 CHAIRPERSON DENMAN: Thank you.

24 MR. POUNDER: Over the weekend I'd just
25 like to mention, over the weekend somebody tore

1 up our truck in the back, took and hit our
2 doors, hit our truck and tore the whole side of
3 one of the trucks and nobody --

4 CHAIRPERSON DENMAN: Are there cameras?

5 MS. INESTROZA: It was a white SUV.

6 MR. POUNDER: Nobody reported it.

7 MS. INESTROZA: I heard it. There's
8 cameras.

9 MS. BOOZE: My name is Mary Booze, 3209
10 Flagler Street. I am here in reference to the
11 trees. I'm glad the snow is over with because I
12 don't think they did such a good job on the
13 snow. The weather is changing now and the
14 property looks completely a mess. I have been
15 here too long to look at Manahan Village and see
16 it looking like, I don't know, before they
17 decide to fix it up. But we need to do better
18 than we've been doing. I have complained today.
19 I called because the trees was hanging across
20 the fence. And we got maintenance man that
21 comes that way. They can see the tree hanging
22 across the fence. Last week the maintenance
23 man -- the lady came and cleaned up -- the man
24 came and cleaned up the lady's yard. And they
25 said, what can I do with the bushes, I said,

1 throw them in the garbage. Let the maintenance
2 man have something to do on a Monday.

3 We need to come together and do a
4 little bit better than we've been doing as far
5 as Manahan Village is concerned. I went in the
6 building the other day. I know the men was
7 going to start next month I think you have been
8 saying. We need to get started on that 1.2
9 million dollar building that belongs to the
10 residents of Manahan Village. Every time I look
11 at the building it makes me sick to see it. I
12 went in there the other day, and it's a complete
13 mess over there. It's not just the wall coming
14 from the building, it's falling down. So what
15 the men going to do, I don't know, but it needs
16 to be cleaned. We need everything fixed up in
17 there. And I don't feel like no one is really
18 sitting on that board that's really concerned
19 about what -- of what Manahan Village looks
20 like. The reason I stop speaking, because give
21 your attention. I like to be heard. I don't
22 like nobody talking when I'm talking, because
23 that's not the rule of -- so you -- but I
24 just -- I don't know, I just feel upset when I
25 look around at Manahan Village. And I'm always

1 on the phone calling Douglas up saying, this
2 happened or that happened.

3 But today it was really out of control,
4 because they did cut the bushes off the tree,
5 the limbs off the tree, but then they leave them
6 right on the sidewalk. I couldn't even get out
7 of the car to get to my apartment because all
8 the bushes was all over the place. I mean, come
9 on, we got maintenance men, let's do it right.
10 Because we do pay rent, a little rent, but we
11 pay it. So we need to do that. We need to get
12 it better.

13 And I have one more thing that I want
14 to complain about. I want to complain about the
15 parking, not -- the double parking. If I pull
16 up in a parking space and somebody pull up in
17 the back of me, I think Pete Denmitz said the
18 last time he was at the meeting there was
19 nothing he can do. They don't give out tickets.
20 But if I'm parked, and somebody is in the back
21 of me and they're there two, three hours, I
22 can't move my car, and the Morristown Police
23 Department can't do nothing about that. I have
24 a problem with that. So we need to look into
25 that, address it so we can move forward.

1 That's it. Thank you.

2 CHAIRPERSON DENMAN: Thank you, Mrs.
3 Booze. Any other members of the public?

4 MS. FORD: Hi. Sharon Ford, 4012 Clyde
5 Potts Drive. As Mary said, on the weekends, as
6 you know, everybody comes down there to hang
7 out. So you have a line of cars that's on
8 Morristown property, Morristown Road. The mayor
9 owns the main road in front of our parking
10 spaces, so that's not housing authority
11 property. So people line up there, hang out,
12 drink, smoke, shoot dies, whatever. When you
13 call the police, the police won't ask them to
14 move. So I called one day, and there was a line
15 of cars. I couldn't even get out of my space.
16 So I called the police, and they say, if we ask
17 all these people to move, what they going to do,
18 start a riot? So they don't do anything for you
19 when you call and ask them to make people move
20 from behind your car. So you have to sit in
21 your house and wait until these people finish
22 drinking, smoking, playing dice on Morristown
23 Road, and the police won't do anything about it,
24 because they say when they give out tickets the
25 people call to the mayor, and the mayor hollers

1 at the police.

2 CHAIRPERSON DENMAN: I know Chief
3 Demnitz was at the last meeting, and he told you
4 that after I spoke. And he actually put in a
5 request, he copied me on it, to the business
6 administrator about putting cops back on foot
7 patrol in Manahan Village. See if there's some
8 grant money to do exactly what they did
9 whenever, 15 years ago. So he's looking into
10 it. I haven't gotten a followup on it.

11 MS. FORD: Still that means I can't get
12 out of my parking space because the police are
13 scared to ask somebody to move, so I have to
14 wait until the grant comes through?

15 CHAIRPERSON DENMAN: Well, I would keep
16 calling the police.

17 MS. FORD: I called one day so much
18 where the dispatcher lady hung up on me.

19 CHAIRPERSON DENMAN: Didn't Chief
20 Demnitz talk to you that night?

21 MS. FORD: No, he didn't.

22 CHAIRPERSON DENMAN: Well, you know,
23 other than you calling --

24 MS. FORD: You can't get no policing
25 down there. I pay taxes.

1 COMMISSIONER SCHMIDT: Can't we tell if
2 there's a double park issue?

3 COMMISSIONER CHERELLO: Can I just say,
4 I talked to Mr. Priester, and there's two
5 buildings that we are going to zero the cameras
6 on. Yours is one.

7 MS. FORD: Building 40?

8 COMMISSIONER CHERELLO: Yes. So now
9 what we're going to --

10 MS. FORD: Building 40 has other issues
11 inside. I'm talking about where I park at.

12 COMMISSIONER CHERELLO: I'm just
13 saying, but what we need from you in addition to
14 the cameras are going to be focusing on that
15 area. We're going to lose the ability with the
16 roof on the resident center. That was a prime
17 camera there, that went right down the road.

18 MS. FORD: There is a camera there.

19 COMMISSIONER CHERELLO: I know, but we
20 have to move it because they're going to put a
21 new roof on. But it will be back. What but we
22 need you and any other resident who has a
23 complaint, if you can jot down the time, that
24 will make it easier for us when we review the
25 tapes, instead of sitting there for -- trying to

1 cover a five-hour period, say it was around
2 9:15.

3 MS. FORD: Thursday to Sunday.

4 COMMISSIONER CHERELLO: I'm just
5 saying, we go to the tape, we can start at nine
6 o'clock, go to 9:30, and we will be able to help
7 you out on this. We will be able to get some
8 license plate numbers. We will see exactly --
9 if we see people out there drinking in public,
10 we can bring the police in, show them the tape.
11 And sooner or later they're going to have to do
12 something because the town has an ordinance, you
13 can't be drinking in public.

14 MS. FORD: And the housing authority
15 has an ordinance. Your company should not be
16 heard outside of your house, it's in your lease,
17 outside of 10 o'clock. And everybody knows
18 where the problem is down there. And already,
19 the last four days, every night. I asked where
20 the flag pole is, can you put a sign there, no
21 parking. But the road belongs to Morristown,
22 it's not housing authority road.

23 COMMISSIONER CHERELLO: Right. But we
24 can do that. And Douglas, when that gentleman
25 comes, let's see if we can get a vantage point

1 on the road itself with another camera. And
2 that way we can -- because the police, they have
3 used our system a couple of times. They say
4 it's top of the line.

5 MS. FORD: I'm sure it is, but when you
6 call them they do nothing.

7 COMMISSIONER CHERELLO: But they were
8 really impressed with the quality of the video
9 and what they can see. So if we can do that --
10 but if you can help us out and just jot some
11 times down, doesn't have to be exactly, but it
12 gives us a time frame where we can go to the
13 tape and say, okay, it was around 9:15, so we
14 can start at nine o'clock to 9:30, and that way
15 can help us narrow down --

16 MS. FORD: This is not something I
17 should address here?

18 COMMISSIONER CHERELLO: Sure you can
19 address it, it's safety and security.

20 MS. FORD: One other thing, is it
21 possible you can send to the tenants not on
22 Friday night but Sunday night, they put out
23 mattresses, furniture, they put furniture out on
24 Friday night, so it's there Friday night,
25 Saturday night, Sunday night, and it makes your

1 place look nasty, disgusting. They have
2 couches, beds, dressers, and then it ends up all
3 the over the place because the kids playing in
4 it. I remember before someone sent a letter out
5 they weren't supposed to do it until Sunday.
6 Maybe you can bring it up again.

7 CHAIRPERSON DENMAN: Thank you.

8 MS. INESTROZA: Can I just say one
9 thing? I know I always come with a lot of
10 problems, but I wanted to thank Mr. Pounder for
11 replacing the chairs in the laundry room so
12 efficiently after the last meeting. I
13 appreciate that.

14 CHAIRPERSON DENMAN: Thank you. Any
15 other member of the public? Okay.

16 MS. BOOZE: Can I say one more thing
17 before you close the meeting in reference to the
18 smoking? I know I saw on the flyer here that
19 you was going to pass a resolution for the
20 smoking. Well --

21 CHAIRPERSON DENMAN: There's going to
22 be a notification going out shortly.

23 MS. BOOZE: That's just like saying the
24 blind man can see the traffic coming but that
25 don't mean nothing. So we need to do something

1 because I'm getting ready to do my garden, and
2 I've got about 40 cigarette butts in my yard and
3 they all white filters. And I went out there
4 today. I was like, wow, the leaves all over the
5 yard, the cigarette butts is all over the yard,
6 and I'm ready to start my garden. So when am I
7 going to get this done? It's only the people in
8 my building. I went around looking at the other
9 buildings to see how many cigarette butts I saw.
10 The only building, 32 Flagler Street, Cynthia.
11 So maybe we can take care of that. Thank you.

12 MS. SARGENT: Anything for you, Mary
13 Booze.

14 CHAIRPERSON DENMAN: All right. We've
15 got no councilwoman, we've got no mayor. So can
16 I get a motion to adjourn?

17 COMMISSIONER ROBINSON: Motion to
18 adjourn.

19 COMMISSIONER VEGA: I'll second.
20 (Whereupon, roll call was taken with
21 all members voting in favor.)

22 (Proceedings were adjourned.)
23
24
25